



**11 The Homestead, Mountsorrel, Loughborough,
LE12 7HS
£475,000**

Shouler & Son
Land & Estate Agents, Valuers & Auctioneers

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Mountsorrel

Loughborough

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Nestled in the charming village of Mountsorrel, Loughborough, The Homestead presents an exceptional opportunity for those seeking a spacious family home. This delightful house boasts inviting reception rooms, perfect for both entertaining guests and enjoying quiet family evenings, four well-proportioned bedrooms and ample space for everyone to find their own sanctuary.





Kitchen



Kitchen

Description

This attractive detached family home is situated in the picturesque village of Mountsorrel, Leicestershire, and is offered with the benefit of no onward chain. The property provides a versatile and spacious living space, ideal for family life.

Upon entering, you are greeted by a welcoming reception hallway, which provides access to the various rooms on the ground floor. The large living area offers a comfortable and airy space to relax, perfect for family gatherings or quiet evenings. Adjacent to the living room is a separate dining area, providing an excellent setting for formal meals or casual family dining. The conservatory at the rear of the property is a bright and inviting space, offering additional room to enjoy the surrounding views and natural light throughout the year. A convenient downstairs WC is also located on the ground floor for added practicality. The kitchen breakfast room is a generous size, offering a wonderful space for preparing meals and casual dining, with plenty of storage and workspace to suit modern needs.

On the first floor, the property features four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, creating a private retreat for the homeowners. The remaining bedrooms are well-sized and offer flexible use, whether as children's rooms, guest bedrooms, or home offices. A separate family bathroom serves the other bedrooms, featuring contemporary fixtures and fittings to meet the needs of a growing family.

Outside, the property is set back from the road with a driveway that provides ample parking space for vehicles. The front garden adds to the property's curb appeal and is well-maintained enhancing its attractive exterior. At the rear, the garden is a particular highlight, offering a peaceful outdoor space with a patio area that overlooks a picturesque paddock, providing a lovely rural outlook.

This home is ideally positioned in a quiet village location, making it the perfect choice for those looking for a spacious family home with easy access to local amenities and transport links.

This property is not just a house; it is a place where memories can be made and cherished for years to come. Whether you are looking to settle down or invest in a promising property, The Homestead is a splendid choice that combines comfort, space, and convenience.



Dining Area



Bedroom



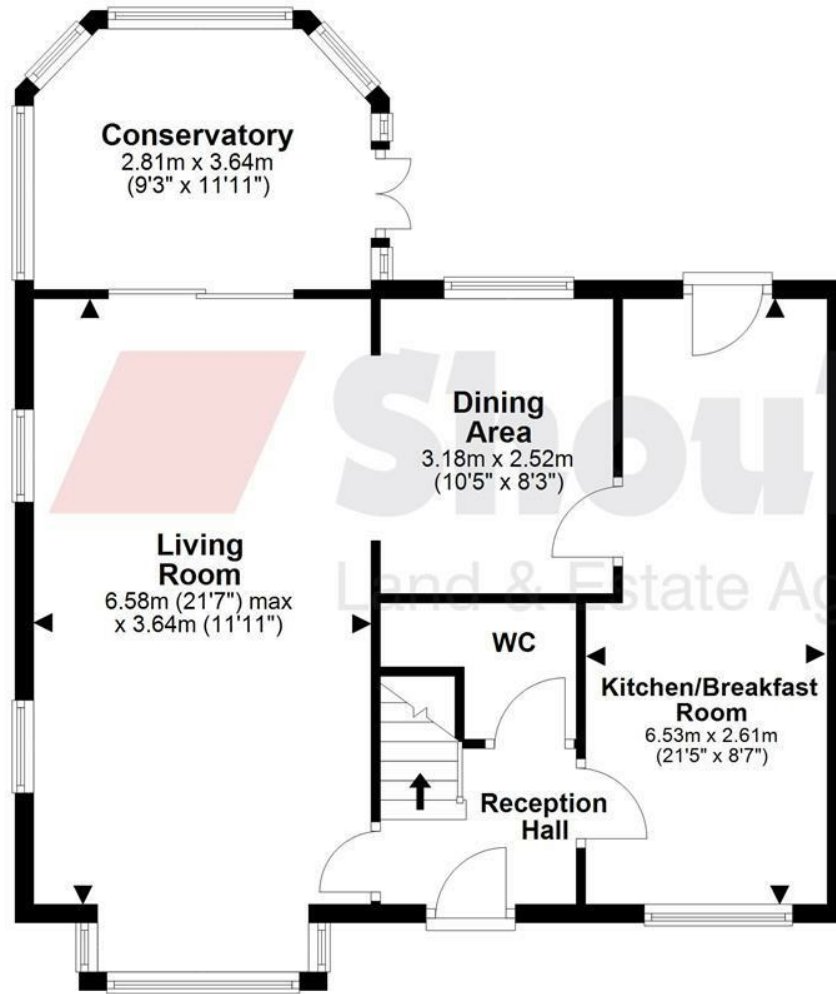
Bedroom



Bathroom

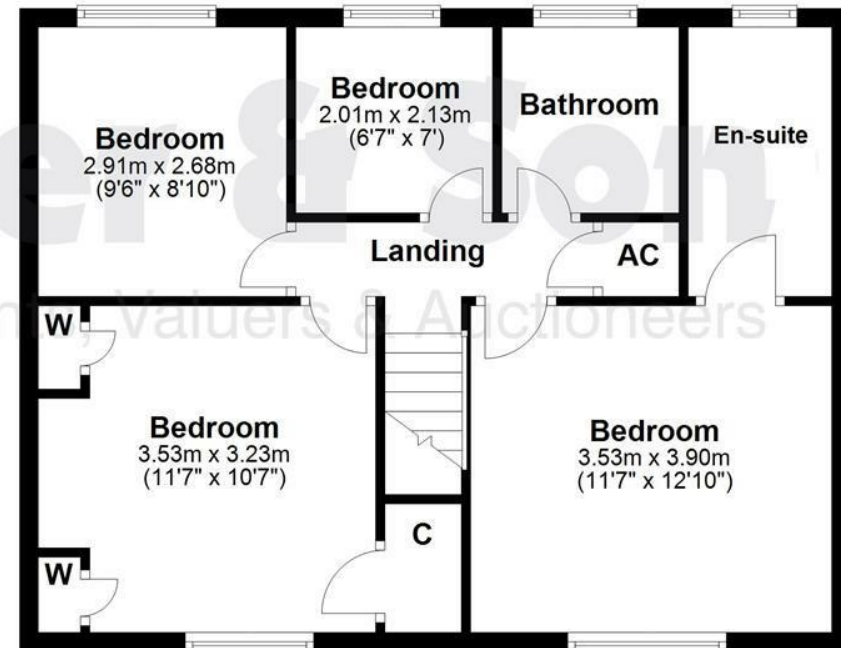
Ground Floor

Approx. 67.7 sq. metres (728.6 sq. feet)



First Floor

Approx. 56.0 sq. metres (602.4 sq. feet)



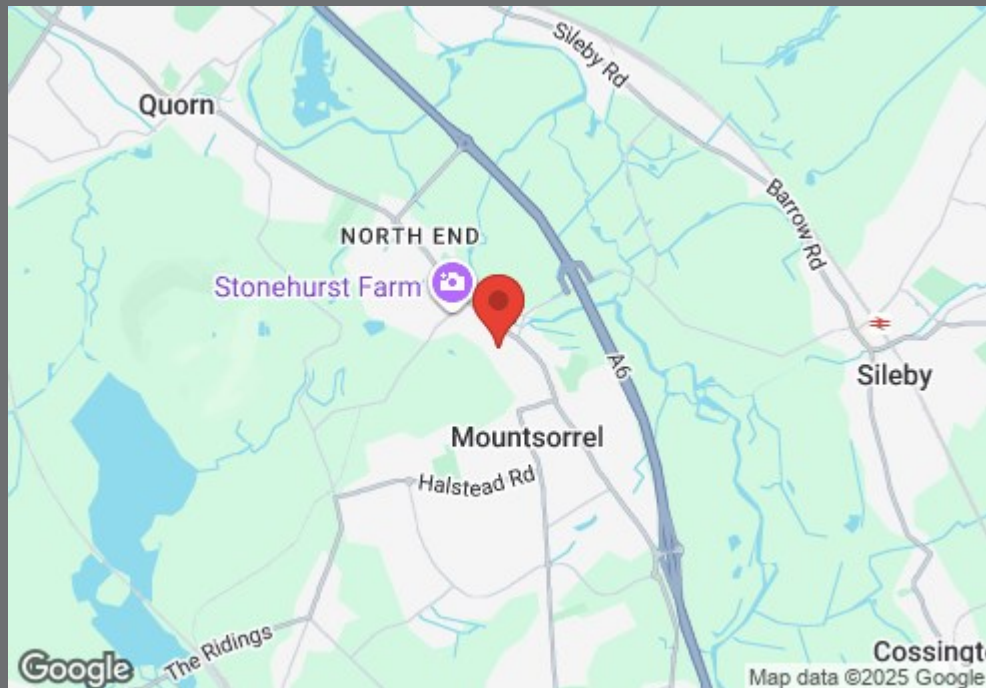
DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only.
Plan produced using PlanUp.



Conservatory



Back Garden



- Attractive detached family home
- No onward chain benefit
- Versatile, spacious living
- Large living area
- Bright conservatory
- Generous kitchen breakfast room
- Four well-proportioned bedrooms
- Master en-suite shower room
- Picturesque paddock views
- Ample driveway parking & garage



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County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

www.shoulers.co.uk
salesenquiries@shoulers.co.uk

Tel: 01664 560181

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